



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, DECEMBER 9, 2014
CITY HALL - COURT ROOM,
101 E. LAMPKIN STREET, 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR APPROVAL OF MINUTES
 - A. Consideration of the approved September 9, 2014 minutes with changes
 - B. Consideration of the unapproved October 14, 2014 minutes
- VI. CITIZEN COMMENTS
- VII. OLD BUSINESS
- VIII. NEW BUSINESS
 - A. RZ 14-08: Request for Rezoning of one parcels located at 1769 Louisville Street. The parcel was part of a recent real estate purchase that include two separate adjoining parcels. The applicant would like to make the zoning uniform across both parcels. The subject parcel is currently zoned R-3 and the other parcel is zoned C-2. The request is to rezone subject parcel from R-3 to C-2.
 - B. CU 14-06: Request for Conditional Use to allow an addition to Peter's Rock Temple located at 223 Dr. Martin Luther King Drive West.
 - C. CU 14-07: Request for Conditional Use to allow an addition to Starkville High School Cafeteria located at 603 Yellow Jacket.
- IX. PLANNER REPORT
- X. ADJOURN

The City of Starkville is accessible to persons with disabilities. Please call the ADA Coordinator, Mr. Joyner Williams, at (662) 323-2525, ext. 121 at least forty-eight (48) hours in advance for any services requested.

APPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING OF SEPTEMBER 9, 2014 THE CITY OF STARKVILLE, MISSISSIPPI

The Planning & Zoning Commission of the City of Starkville, Mississippi, held its regularly scheduled meeting in the City Hall Courtroom at 101 E. Lampkin Street, Starkville, Mississippi, commencing at 5:30 PM. The meeting was called to order by Vice Chair Dora Herring, and after the Pledge of Allegiance and a moment of silence, Recording Secretary Bill Green called roll. Present were Commissioners Dora Herring, Ira Loveless, Jim McReynolds, Jeremy Murdock, and Tom Walker. Commissioner Brooks was not present due to illness. Commissioner Murdock moved to excuse his absence, which was seconded by Commissioner Moore, and the Commissioners voted unanimously to excuse the absence of Commissioner Brooks. Also attending were Community Development Director Buddy Sanders, City Planner Daniel Havelin, and Recording Secretary Bill Green. City Attorney Chris Latimer arrived during the meeting after the roll was called.

A CONSIDERATION OF THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated September 9, 2014. Vice Chair Herring recommended moving the approval of the minutes, as well as adding the election of a chair for this commission, as Item VIII and just before the Planner's Report. Dr. Herring asked to add the election of the Chair to the report, and upon the motion of Commissioner Loveless, seconded by Commissioner Moore, the Commission voted unanimously to approve the written agenda as amended by adding the election of the Commission Chair and Vice Chair to after Item D and before the Planner's Report.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JULY 8, 2014

Vice Chair Herring called for consideration of approval of the July 8, 2014, minutes. Commissioner Murdock moved to approve the July 8, 2014, minutes, which was seconded by Commissioner Loveless, and the resulting vote for approving the minutes was unanimous.

CITIZEN COMMENTS

Commissioner Herring asked if any member of the public cared to address the Commission regarding items not already on the Agenda. No citizens came forward.

NEW BUSINESS

A. CU 14-04: A Request for Conditional Use approval for allowing a two-bedroom rental unit to be constructed in the backyard of the existing rental house located at 512 South Jackson Street, currently zoned R-2.

Commissioner Herring asked the City Planner to introduce item CU 14-04, a Public Hearing noticed by the City of Starkville, to request Conditional Use approval to allow a two-bedroom

rental unit to be constructed in the backyard of the existing rental house on a lot currently zoned R-2, located at 512 South Jackson Street.

City Planner Havelin noted that after the requisite notice for the Public Hearing was given, the City Planner's office received two phone calls in opposition to the Conditional Use request; one resident voiced general opposition, and the other resident complained that the area in question would be visible from her front porch. After Mr. Havelin's presentation, Vice Chair Herring called for the public to speak. The Applicants, Phillip and Dorothy Hendrick, were given the opportunity to present their request, and they described how their rental properties have improved the area; that their goal is to keep property in pristine condition; and that the conditional use would be similar to what already exists in the neighborhood. After discussion among the Commissioners regarding the ordinance requirement of a 60-foot lot width, as well as the Planning & Zoning Commission's inability to grant ordinance variances, Commissioner Murdock asked if the Commission could make a ruling contingent on the BOAA ruling, which was answered in the affirmative.

Commissioner Herring asked for others who would like to speak regarding this request. Donna Collier, a homeowner on the south side of the property, came forward to voice opposition, stating that parking is already a problem affecting their property. She stated that the lots are very narrow and that the house is on the line, which would make a rental unit intrusively visible from her deck. As no others came forward, the Public Hearing was closed, and the discussion was opened up to debate among the Commissioners.

Commissioner Herring stated that if the Applicant chooses not to withdraw the request, the Board's choices would be to reject the request or to approve the request contingent upon Variance Request approval by the BOAA. After receiving clarification from Staff regarding Conditional Use criteria, Commissioner Walker moved that the request be tabled until after a Variance Request submitted by the Applicant has been ruled upon by the BOAA and the Applicant has offered recommendations for mitigating the issues brought forth by the neighbors. Commissioner Loveless seconded the motion, and the resulting vote by the Commission to approve the motion was unanimous.

B. CU 14-05: Request for Conditional Use approval for allowing the construction of an addition to the Second Baptist Church at the intersection of Yeates Street and Gillespie Street. The property is zoned R-2.

Before the City Planner presented the request for Conditional Use 14-05, Commissioner Moore recused himself and exited the room. City Planner Havelin then reported on the information regarding the request of Second Baptist Church for a Conditional Use to allow for an addition to the existing church in an R-2 zoning district on a +/-0.98 acre site. He stated that the church is proposing to build an addition on the north side of their current building. The building would be sited on an existing parking lot and face Yeates Street. The Planning and Zoning Commission had previously made a recommendation for approval of a Conditional Use on March 13, 2012, which was approved by the Board of Aldermen on April 2, 2012. The Conditional Use expired six months after the Board of Aldermen's approval.

After the presentation, Vice Chair Herring opened the Public Hearing and called for the Applicant to speak. Pastor Joseph Stone of Second Baptist Church spoke of the growth

experienced by the congregation and stated the reasons for the need of a new sanctuary in the current location. Ryan Ashford, a representative from the design studio assigned to the construction, stated that setbacks and regulations would be met if the request is approved. After no others came forward to speak, Vice Chair Herring closed the Public Hearing.

Community Development Director Sanders then answered questions by the Commission, after which Commissioner Murdock moved to recommend approval of the request for Conditional Use 14-05 with the finding of fact that the five criteria for Conditional Use are met. Commissioner McReynolds seconded the motion, and the Commission voted unanimously to approve the request for Conditional Use.

C. VA 14-05 and PP 14-08: Proposed subdivision at the southwest corner of Yellow Jacket Drive and South Montgomery Street. Property is currently zoned R-3.

- a. Variance for lot width on lot #1 of Riddle Run.**
- b. Request for Preliminary Plat approval for Riddle Run, a seven-lot subdivision.**

The applicant is requesting the creation of a seven-lot subdivision on the corner of Yellow Jacket Drive and South Montgomery Street. The proposed lots are for a garden home-type development that will be accessed from a proposed alleyway to the south. The applicant is also requesting to be allowed to create one lot with a lot width of 47.62 feet instead of the required 50-foot width. The width of lot #1 is affected by the two front-yard setbacks required on lot #7, which is located at the corner of Yellow Jacket Drive and South Montgomery Street. In an effort to meet the setback requirement on lot #7, and to create enough space for a buildable site, the dimension of lot #1 needs to be reduced by 2.38 feet. All other proposed lots will meet the 50-foot required width.

After the presentation, Jeremy Tabor, of Tabor Construction, came forward to speak to explain his requests further. After discussion among the Commissioners, Commissioner Murdock made a motion to grant the Variance Request, which was seconded by Commissioner McReynolds, and the Commission voted unanimously to approve the Variance Request. Commissioner Murdock moved to recommend approval of the Preliminary Plat 14-08, along with the three conditions listed in the Staff Report, which was seconded by Commissioner Walker, and the Commission voted unanimously to approve Preliminary Plat 14-08.

D. Intro to possible ordinance change for facades in B-1, C-1, C-2 and multifamily units in R-5 zones.

Community Development Director Sanders presented a possible change to the ordinance, which was introduced by Alderman Little. The ordinance change would include setting up a façade requirement in B-1, C-1, C-2, and multifamily units in R-5 zones. After describing the different materials to be considered for the façade requirement, Mr. Sanders asked for feedback from the P&Z Commission, which was met with favorable comments for the suggested ordinance change. Commissioner Murdock suggested including the T Districts in the list of façade requirements.

ELECTION OF COMMISSION CHAIR

Mr. Latimer reviewed the qualifications for Commissioners to be considered for the offices of Commission Chair and Vice Chair, stating that they shall have at least two years' Commission experience. Planning & Zoning Commissioners who currently meet that criterion and are eligible for the position are Commissioners Murdock, Loveless, Herring, and Moore. Vice Chair Herring opened the floor for nominations for the position of Chair. Commissioner Moore nominated Commissioner Loveless, but because Commissioner Loveless asked not to be considered for the position, the motion was not seconded and therefore the motion failed. Commissioner McReynolds nominated Commissioner Murdock for Chair, which was seconded by Commissioner Moore, and the resulting vote to elect Commissioner Murdock as Chair was unanimous.

Vice Chair Herring opened the floor for nominations for Vice Chair. Commissioner Walker nominated Commissioner Herring, which was seconded by Commissioner Moore, and the resulting vote to elect Dr. Herring as Vice Chair was unanimous.

PLANNER'S REPORT

Mr. Sanders reported that the façade ordinance will be presented to the Board of Aldermen at their next meeting for their comments.

ADJOURNMENT

Commissioner Loveless moved to adjourn the meeting at 6:55 PM, which was seconded by Commissioner Murdock, and the Commission voted unanimously to adjourn. The next regularly scheduled meeting will be Tuesday, October 14, 2014, at 5:30 PM, in the City Hall Courtroom.

Dora Herring, Vice Chair

Buddy Sanders, Community Development Director

UNAPPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING OF OCTOBER 14, 2014 THE CITY OF STARKVILLE, MISSISSIPPI

The Planning & Zoning Commission of the City of Starkville, Mississippi, held its regularly scheduled meeting in the City Hall Courtroom at 101 E. Lampkin Street, Starkville, Mississippi, commencing at 5:30 PM. The meeting was called to order by Chair Jeremy Murdock, and after the Pledge of Allegiance and a moment of silence, Recording Secretary Bill Green called roll. Present were Commissioners Michael Brooks, Dora Herring, Ira Loveless, Jim McReynolds, John Moore, Jeremy Murdock, and Tom Walker. Also attending were Community Development Director Buddy Sanders, City Planner Daniel Havelin, and Recording Secretary Bill Green.

A CONSIDERATION OF THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated October 14, 2014. Upon the motion of Commissioner Brooks, seconded by Commissioner Walker, the Commission voted unanimously to approve the written agenda.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF SEPTEMBER 9, 2014

Chair Murdock called for consideration of approval of the September 9, 2014, minutes. Commissioner Murdock noted a couple of errors regarding Commissioners' names. James Hicks was no longer serving as Commissioner at the meeting of September 9, so his name was incorrectly included among the Commissioners, and *Jason Walker* should be changed to *Tom Walker*. Also, the term *sign ordinance* on the Planner's Report should be changed to *façade ordinance*. Commissioner Walker moved to approve the September 9, 2014, minutes, which was seconded by Commissioner Moore, and the resulting vote for approving the minutes was unanimous.

CITIZEN COMMENTS

Commissioner Murdock asked if any member of the public cared to address the Commission regarding items not already on the Agenda. No citizens came forward.

NEW BUSINESS

Community Development Director Sanders reminded the Commissioners that in order for a change in zoning to take place, a petitioner must provide clear and convincing evidence of the need for change in zoning based on the following criteria: An error in mapping, a change in neighborhood, and public need.

RZ 14-05: Request for Rezoning from R-E to C-2 of Lots 32, 34, 37, and 39 of Plantation Homes Subdivision along North Jackson Street.

City Planner Havelin then presented the first item of new business, RZ 14-05, a Public Hearing noticed by the City of Starkville. The applicants, Jenny Garrard Sherman and Glenda Garrard Massey, are seeking to rezone vacant lots located on the west side of North Jackson Street between Woodlawn Road and Bridal Path, approximately +/-6.05 acre, from R-E Residential Estates to C-2 General Business. These parcels had previously been before the Planning and Zoning Board for a rezoning from R-E to C-2. That request was heard and denied at the December 2, 2009, hearing. Staff's earliest available zoning map (1960s-1970s map) illustrates the subject property as being R-1 Single Family. The 1982 zoning map lists the subject properties as being zoned R-E, which is the current zoning district.

Thirty-two property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the *Starkville Daily News* on September 21, 2014, and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received one phone call against this request. One email with a hardcopy of letter against was received along with a letter from the HOA against and a handwritten letter against.

At this time, Commissioner Murdock opened the Public Hearing and asked for the applicant to speak. Mr. John Moore, representing the owners, stated that there was an error in the previous rezoning request, in that Lot 40 had been included in the presentation, which is why his clients are re-requesting the zoning change. He also stated that the language regarding change in condition includes the word *changing* as well, and he went on to describe the zoning changes that have occurred directly across the street from two of the lots, as well as the introduction of the Cottages at Creekside within a half mile from the lots in question. In addition to the zoning changes, Mr. Moore reported on the designation of seven roads as major thoroughfares, with the property in question being within two miles of four of those thoroughfares, as well as proximity to designated connector streets, making the lots ideal for business. He also indicated that the current changes in neighborhood have not adversely affected property values. Based on changes in condition and consistency with the Comprehensive Plan, Mr. Moore made the request for the applicants.

After Mr. Moore's presentation, Commissioner Murdock asked if any others wished to speak, and reminded the Commissioners that the term *neighborhood* is not defined and that the Commissioners are to define the term on a case-to-case basis.

Charlotte Fuquay, president of the HOA for Plantation Acres, came forward to speak in opposition to the rezoning. She asked for those in the HOA present to stand to be recognized. She supports maintaining an R-E Zone because she feels there has not been enough significant change in the neighborhood to merit a zoning change. She went on to say how little conditions

have changed even among the area zoned as C-2, with the exception of Dollar General. Regarding public need for the neighborhood, Plantation Acres requires a quiet setting for young families and older residents, and the needs of the neighborhood haven't changed. From the fire station north, almost every single property is already zoned C-2. She raised concern about property values being affected and that homes are taking three years to sell. A property that recently came available for sale was rejected by a potential buyer after he was made aware of the potential for rezoning.

Robbie Coblenz, Pinks Dudley, Stephanie Ward, and Mary Grace Moore came forward to speak as members of the neighborhood in opposition to the rezoning. Their concern is that the rezoning would increase traffic and reduce home values. Their interpretation of the Comprehensive Plan maintains that it does not support this rezoning change and that it does support the protection of net quality of life in order to grow and progress in a sustained way with orderly planning, maintaining thirty feet of buffer zone.

Staff received a call from Montpelier Baptist Church to voice a recommendation that no alcohol sales be allowed on any future commercial property.

Mr. Moore spoke once more for the applicant to say that commercial growth next to major thoroughfares should be encouraged. Minutes from past meetings of the P&Z state that members of the Commission agreed that the lots in question would not be appropriate for single family homes.

With no others coming forward to speak, Chair Murdock closed the Public Hearing and opened the floor to discussion among Commissioners. Commissioner Walker asked how Lot 40 would be developed, and Mr. Moore responded that until the lot is rezoned as R-E, his goal is to sell the lots and let others develop it. Commissioner Walker is concerned about making a decision without knowing the land use. Commissioner Herring expressed a desire to discuss the requirements in the covenants in order to promote a win/win situation to protect the neighborhood and benefit the owners of the lots. After discussion among the Commissioners to place specific restrictions for future development, Commissioner Murdock recommended moving forward by making a finding regarding whether a change in condition has taken place.

Based on the finding of fact that a change in condition of the neighborhood had taken place, as well as there being a public need, Commissioner Walker moved to approve the rezoning from R-E to C-2 with conditions in addition to the two conditions attached to the Staff Report (numbers 1 & 2, below) and with a friendly amendment from Commissioner Herring (number 7, below):

1. If the property were to be rezoned C-2, a buffer yard would be required per Landscape Ordinance Section 8 buffer yard and screening of residential (low impact) and general commercial (high impact) uses;

2. Any future commercial development would require any parking and security lighting to be recessed and shielded away from residential areas;
3. Any entrances and exits will be restricted to Jackson Street (Hwy 389);
4. A six-foot privacy fence shall be constructed along the western side of the property along the 30-foot buffer yard setback;
5. Landscaping within the buffer yard shall consist of evergreen screening;
6. Development will be restricted to one-story edifices;
7. Any speakers or amplification systems over sixty decibels shall be directed to the front of the property.

Commissioner Brooks seconded the motion, and the Commission voted five to one to approve the motion, with Commissioner Loveless voting no.

Community Development Director Sanders reminded citizens that any party disagreeing with decisions made by the Planning & Zoning Commission has five days to submit a formal complaint to the Community Development Department.

RZ 14-06: Request for rezoning of several parcels located north of Hwy 182 and east of Hwy 25 from C-2, R-3, R-5, and R-E to M-1 for the creation of an industrial park to be known as Innovation District.

Before the City Planner presented the request for RZ 14-06, Commissioner Herring recused herself and exited the room.

City Planner Havelin then introduced item RZ 14-06, a Public Hearing noticed by the City of Starkville, to request rezoning of several parcels located north of Hwy 182 and east of Hwy 25 from C-2, R-3, R-5, and R-E to M-1 for the creation of an industrial park to be known as Innovation District. The applicant, Golden Triangle Development LINK on behalf of the City of Starkville, is seeking to rezone +/- 326 acres of undeveloped land to be used as an industrial park currently named Innovation District.

The earliest Staff zoning map (1960s-1970s map) available illustrates the subject properties as being zoned R-3 Multi-Family, R-E Residential Estate, T-P Trailer Park and/or out of city limits. The 1982 zoning map lists some of the subject properties as being zoned R-3 Multi-Family, R-E Residential Estate, R-5 Multi-Family and/or out of city limits. The 2000 Map lists some of the subject properties as being C-2 General Business, R-3 Multi-Family, R-5 Multi-Family, R-E Residential Estate, and B-1 Buffer District, which is also the current zoning.

Thirty-six property owners of record within 300 feet of the subject property were notified directly by mail of the request. A Public Hearing notice was published in the *Starkville Daily*

News on September 20, 2014, and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone call against this request.

REQUIRED CONDITIONS

1. If the property were to be rezoned M-1, a buffer yard would be required per Landscape Ordinance Section 8 buffer yard and screening of manufacturing from other uses;
2. All developable sites would need to comply with the current zoning requirements.

After Mr. Havelin's presentation, Chair Murdock opened the Public Hearing and asked for a representative of the applicant to speak. Chris Page, the attorney representing Golden Triangle Development LINK, came forward to describe the current uses of the property in question. He referenced the City's Comprehensive Plan, in which the City recognized the site as one for industrial growth. The Hwy 25 Bypass opened up the access for effecting this change in condition. Based on public need for industrial growth and the changes in condition, as well as the opportunity for creating jobs, Mr. Page requested a change in zoning.

Chair Murdock asked for citizen comments, and Louis Dawkins, John Tomlinson, Kay Shurden, and Troy Weaver came forward to voice opposition to the rezoning, requesting that their needs be considered. Rob Robinson expressed support but asked for noise, traffic, lighting issues to be addressed.

After no others came forward to speak and the applicant had nothing further to add, Chair Murdock closed the Public Hearing and opened the floor to discussion among the Commissioners. After discussion about the intent of the industrial park for ameliorating concerns of the neighboring residents, Commissioner Walker moved to approve the rezoning request of RZ 14-06, based on change in condition and public need for more manufacturing. Commissioner Brooks seconded the motion, and the Commission voted four to one in favor of approving the rezoning request, with Commissioner Loveless voting no.

Community Development Director Sanders reminded citizens that any party disagreeing with decisions made by the Planning & Zoning Commission has five days to submit a formal complaint to the Community Development Department.

RZ 14-07: Request for rezoning of a parcel located at 903½ Louisville Street from R-6 to R-5 to build an apartment complex. Property was formerly used as a mobile home park.

City Planner Havelin then introduced item RZ 14-06, a Public Hearing noticed by the City of Starkville, to request rezoning of a parcel located at 903½ Louisville Street from R-6 to R-5 to build an apartment complex. The applicant, Clay Weeks of CAW Properties, is seeking to Rezone a +/- 4.06 acre parcel formerly used as a mobile home park to allow for the construction

of multi-family apartment buildings. The parcel is located directly south of Starkville High School, accessed from an easement to the west connecting to Louisville Street.

The earliest Staff zoning map (1960s-1970s map) available illustrates the subject property as being T-P Trailer Park to R-5 Multi-Family, High-Density. The 1982 zoning map lists the subject properties as being zoned R-6, which is the current zoning district.

Ten property owners of record within 300 feet of the subject property were notified directly by mail of the request. A Public Hearing notice was published in the *Starkville Daily News* on September 29, 2014, and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone call against this request.

REQUIRED CONDITIONS

1. If the property were to be rezoned R-5, a buffer yard would be required per Landscape Ordinance Section 8 buffer yard and screening of high density residential and neighborhood commercial uses;
2. Access to drainage ditch by means of a gate for city services to maintain drainage ditch.

After the presentation from Mr. Havelin, Chair Murdock opened the Public Hearing, first to hear from the applicant, Clay Weeks, who stated his desire to upgrade the property and have a newer, cleaner product on the land.

With no others coming forward to speak, Chair Murdock closed the Public Hearing and opened the floor to discussion among Commissioners. Based on the blighted neighborhood and the area's character deterioration qualifying as change in condition, Commissioner McReynolds moved to accept the request to rezone RZ-1407 with the two conditions presented in the Staff Report, which was seconded by Commissioner Brooks, and with a friendly amendment by Commissioner Moore to add a buffer yard of thirty feet on the north side to create an aesthetic for the school, the Commission voted unanimously to approve RZ-1407.

Community Development Director Sanders reminded citizens that any party disagreeing with decisions made by the Planning & Zoning Commission has five days to submit a formal complaint to the Community Development Department.

PLANNER'S REPORT

Mr. Sanders updated the Commission on the status of the new Comprehensive Plan. Three proposals have been submitted for a qualification packet, and the City is in the process of selecting a committee to review the qualifications for each firm presenting.

ADJOURNMENT

The meeting was adjourned at 8:12 PM. The next regularly scheduled meeting will be Tuesday, November 11, 2014, at 5:30 PM, in the City Hall Courtroom.

Jeremy Murdock, Chair

Buddy Sanders, Community Development Director

DRAFT

HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: Moreland Real Estate LLC, Applicant
SUBJECT: RZ 14-08: Rezoning request for parcel located at 1769 Louisville Street. 105L-00-008.00
DATE: December 9, 2014

The purpose of this report is to provide information regarding the request of Moreland Real Estate LLC to rezone their property from R-3 Multifamily to C-2 General Business. The applicant is seeking to Rezone a +/- 0.59 acre parcel that is currently vacant. The parcel is located on the west side Louisville Street between Henderson Road and Warrior Drive. Please see attachments 1-7.

BACKGROUND INFORMATION

The earliest zoning map (1960's-1970's Map) that staff has available illustrates the subject property as being not within the city limits of Starkville. This is also the case for the 1982 zoning. The 2000 Map has the property within the city limit lines and zoned R-3. The property is currently zoned R-3 of the Current Map.

The subject property is part of a two parcel purchase made by the applicant. The other parcel, located to the north, is the former meeting hall for the Shrine Club. The meeting hall was used from 1976 to November 2013 when the main building was severely damaged by fire. The parcel that the meeting hall is located on is zoned C-2 and has been since being incorporated into the City of Starkville. The subject parcel is currently an open field located south of the meeting hall and is zoned R-3.

Zoning Change Subject Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
105L-00-008.00	Not in City	Not in City	R-3	R-3
Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	Not in City	Not in City	C-2	C-2
East	Not in City	Not in City	R-3	R-3
South	Not in City	Not in City	R-3	R-3
West	Not in City	Not in City	R-3	R-3

Zoning and land uses adjacent to the subject property		
Direction	Zoning	Current Use
North	C-2	Former Shriner's Building Destroyed by fire
East	R-3	Single Family Residence
South	R-3	Single Family Residence
West	R-3	Single Family Residence

NOTIFICATION

32 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone call against this request.

REZONING REQUEST

The subject rezoning requests are from R-3 Multifamily to C-2 General Business. Differences between R-3 and C-2 zones are:

Current Zoning District

Sec. E. - R-3 residential zoning regulations.

These [R-3 residential] districts are intended to be composed mainly of multifamily residential properties, with single-family and duplex properties permitted. Under special conditions, mobile home subdivisions and mobile home parks are also permitted. Appropriate neighborhood supporting facilities are provided for and the district's open residential character is protected by requiring certain minimum yard and area standards. [The following regulations apply to R-3 districts:]

1. See chart for permitted uses.
2. See chart for uses which may be permitted as a special exception.
3. Required lot area and width, yards, building areas and height for residences:
 - a. Minimum lot area, one-family dwelling: 5,000 square feet.
 - b. Minimum lot area, duplex dwelling: 7,000 square feet.
 - c. Minimum lot area, triplex dwelling: 9,000 square feet.
 - d. Minimum lot area, fourplex dwelling: 11,000 square feet.
 - e. Minimum lot width at the building line:
 - One-family dwelling: 50 feet.
 - Duplex, triplex or fourplex: 70 feet.
 - f. Minimum depth of front yard: 25 feet.
 - g. Minimum depth of rear yard: 20 feet.
 - h. Minimum width of each side yard: Five feet.
 - i. Maximum height of structure: 45 feet.
4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.

Proposed Zoning District

Sec. L. - C-2 business (general business) zoning district regulations.

These [C-2 general business] districts are intended to be composed of the wide range of commercial goods and services to support community needs. Under special conditions some light industrial and distribution uses are also permitted. Usually located along arterial streets or near the intersection of two or more arterials, these districts are usually large and within convenient driving distance of the entire community. The district regulations provide for certain minimum yard and area standards to be met to assure adequate open space and compatibility with surrounding districts. [The following regulations apply in the C-2 districts:]

1. See chart for uses permitted.
2. See chart for uses which may be permitted as an exception.
3. Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.
4. Minimum yard size: Front, 20 feet; rear, 20 feet; side, a total of 20 feet, but one side shall be sufficient in width to provide vehicular access to the rear. On any lot [in] which the side lot line adjoins a residential district, the side yard on that side shall not be less than required by the residential district.
5. Maximum height of building or structures: 45 feet.
6. Off-street parking: One space for each 200 square feet of retail or office building area. See article VIII of this ordinance for requirements for other uses.
7. Off-street loading and unloading: The required rear or side yard may be used for loading and unloading.
8. All building facades that are visible from public right of way or adjacent property zoned residential shall meet these requirements.
 - a) The following materials are allowed for use on a building façade: brick, wood, fiber cement siding, stucco, natural stone, and split faced concrete masonry units that are tinted and textured. Architectural Metal Panels maybe used as long as the panels make up less than 40% of an individual façade.
 - b) The following materials are not allowed for use on a building facade: smooth faced concrete masonry units, vinyl siding, tilt-up concrete panels, non-architectural steel panels (R Panels), and EIFS (exterior insulation and finish systems). EIFS is permitted to be used for trim and architectural accents.
 - c) The primary facade colors shall be low reflectance, subtle, neutral or earth tones. The use of high intensity, metallic flake, or fluorescent colors is prohibited.
9. All parking lots adjacent to public right of way shall be paved either entirely or with a combination of the following: asphalt, concrete, porous pavement, concrete pavers, or brick pavers. Gravel can be used

temporarily as a parking surface for a period on no longer than twelve months upon the approval of the Community Development Director. All temporary gravel lots must provide ADA accessible parking and access ways in accordance with the ADA guidelines.

STATE REZONING CRITERIA

Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:
 - The subject parcel was zoned R-3 when the City annexed the area. The parcel that the meeting hall is located on has been zoned C-2 since annexation. The subject parcel has always been a part of the Shriner's Club property. There appears to be an error in the zoning map for the subject parcel.
2. **Change in conditions:** Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

REQUIRED CONDITIONS

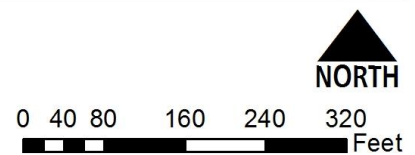
1. If the property were to be rezoned C-2, a 30' Buffer Yard between the property and residential property would be required per Landscape Ordinance Section 8 Buffer yard and screening of low impact and high impact uses.

Attachment 1
RZ 14-08 Aerial

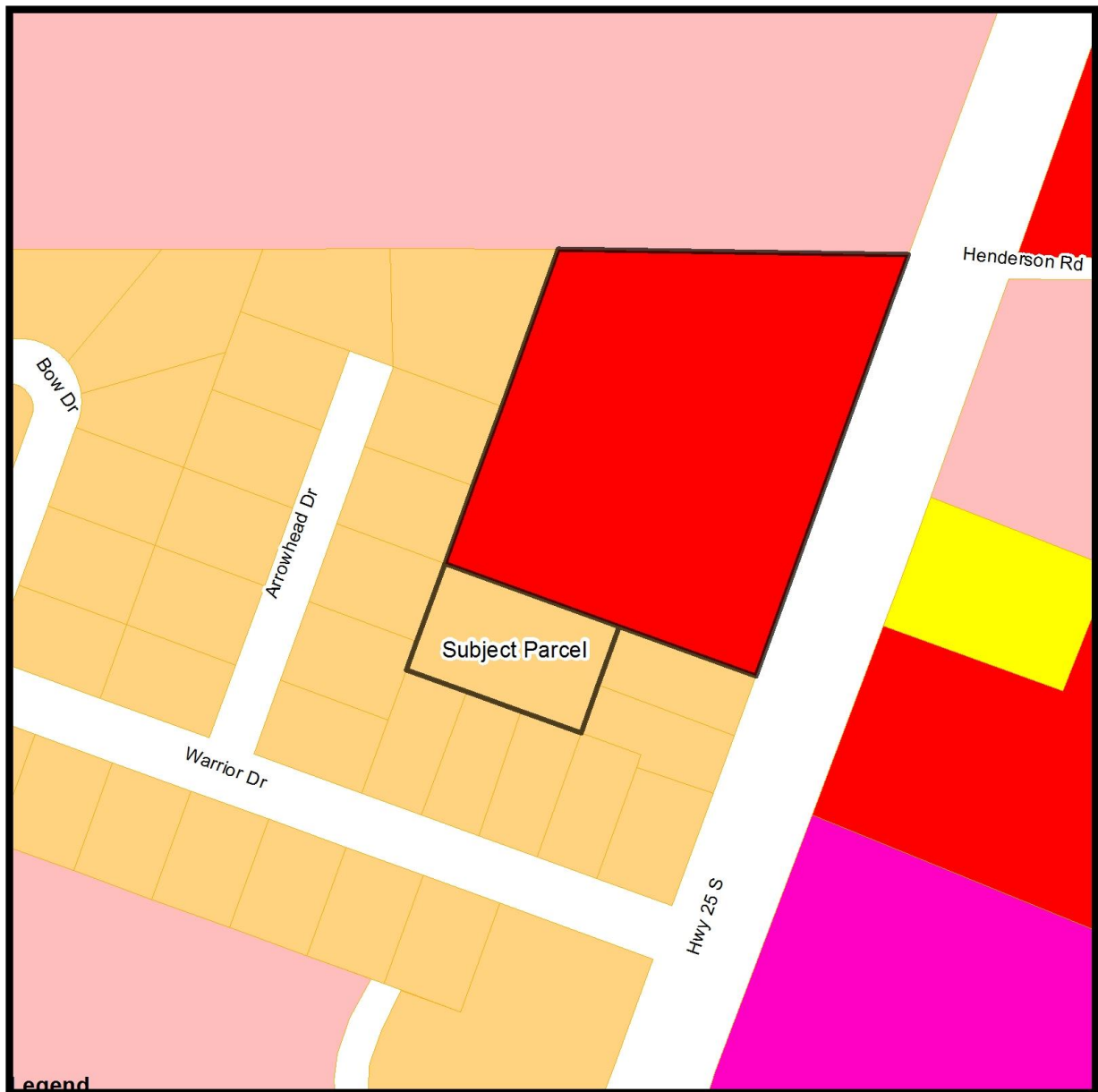


Legend

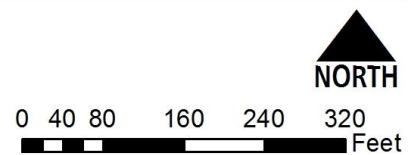
 property



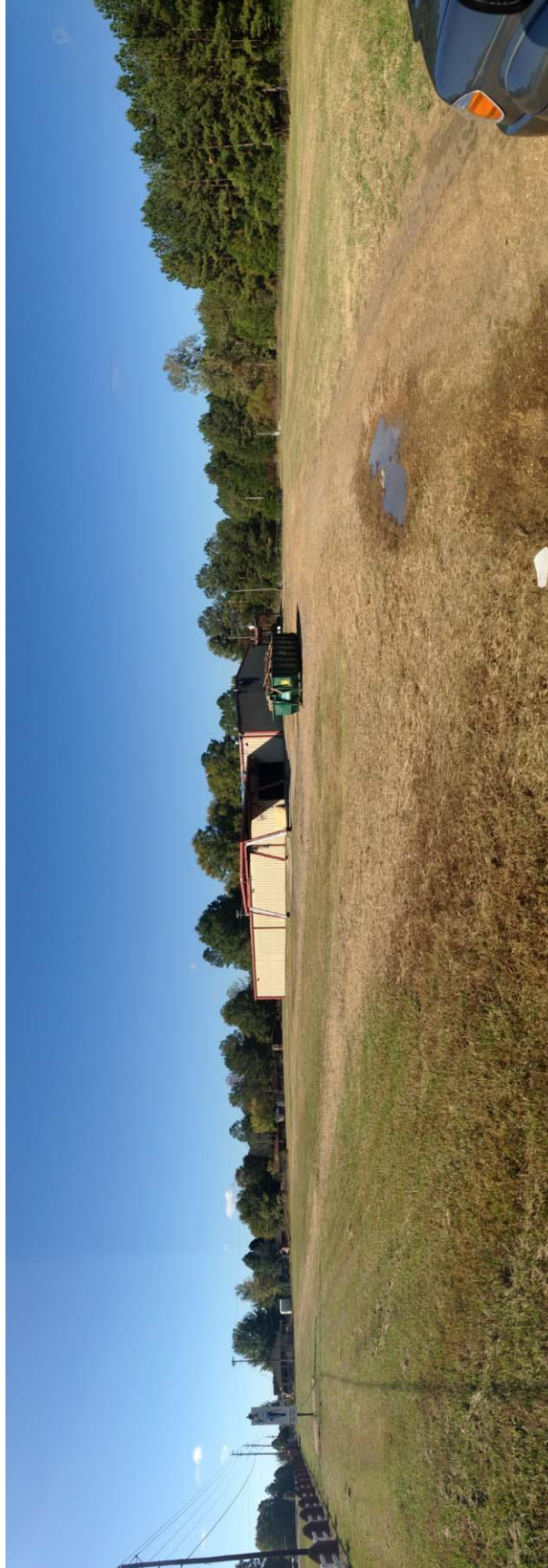
Attachment 2
RZ 14-08 Zoning



- property
- C-2 General Business
 - R-1 Single Family
 - R-3 Multi-Family
 - R-5 Multi-Family, High-Density
 - R-6 Mobile Homes/MHP/MHS



Attachment 3



View looking west from Louisville Street at existing Meeting Hall

Attachment 4



View looking south at Subject Parcel

Attachment 5



View looking east from Subject Parcel

Attachment 6



View looking west from subject parcel

Attachment 7

Dan Moreland
PO Box 1250
Starkville, MS 39760

Buddy Sanders
Community Development Director
City of Starkville
101 East Lampkin Street
Starkville, MS 39759

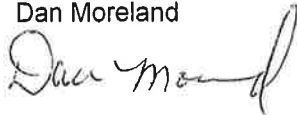
Mr. Sanders,

I purchased the property on old Highway 25 south formerly known as the Shrine Club. The property was in two parcels, both was suppose to be zoned C-2. When requiring the deed for Moreland Real Estate LLC, Julie Brown discovered that one parcel (.6 acres) is zoned R-3. My plans are to build storage units on the .6 acres. In order to do this I am requesting this .6 acres to be rezoned to C-2

I have enclosed a sight plan for the two parcels. The property is located within 300 yards of the county line and the rezoning would improve this part of the city.

Thank you,

Dan Moreland

A handwritten signature in cursive script, appearing to read "Dan Moreland", written in dark ink.

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: Pastor Michael Jones, Applicant
SUBJECT: CU 14-06: Request for Conditional Use to allow an addition to Peter's Rock Temple located at 223 Dr. Martin Luther King Jr Drive West. 118O-00-158.00, 118O-00-156.00, 118O-00-171.00, and 118O-00-169.00
DATE: December 9, 2014

The purpose of this report is to provide information regarding the request by Pastor Michael Jones on behalf of Peter's Rock Temple for a Conditional Use for an addition to the existing church located at 223 Dr. Martin Luther King Jr Drive West. The parcel that are include in the request and their associated zoning are as follows: 118O-00-158.00 (T5), 118O-00-156.00 (T5), 118O-00-171.00 (C-2), and 118O-00-169.00 (C-2). Together the parcels are approximately 2.1 acres. Please see attachments 1-8.

BACKGROUND INFORMATION

The proposed expansion would include a new addition to the west of the existing building. The new addition will serve as a Family Life Center. The applicants have already attended two Development Review Committee meeting (one as a pre-application and one as an applicant) to seek input from city staff and utility companies. Final site plans have not been submitted as of this date.

Scale and intensity of use.

The size of the proposed building addition is shown to be +/-10,200 sqft. The existing structure is approximately +/- 4,100 sqft.

On- or off-site improvement needs.

The only proposed off site improvement is the relocation of existing riprap in drainage area located along HWY 182. The riprap will be located, with property owner's permission, in the drainage swale along the western property line. As part of the expansion, a new concrete parking lot with 82 parking spaces is also being proposed west of the new addition. Sidewalks will be required.

On-site amenities proposed to enhance the site.

No amenities are being proposed by the applicant for the site.

Site issues.

There are no known site issues regarding the intended use of the site.

The table below provides the zoning and land uses adjacent to the subject property:

Direction	Zoning	Current Use
North	T5	Auto Mechanic Shop, School and Cemetery
East	T5 and R2	Church Recreation Center and Single Family Residential
South	C2 and R2	Single Family Residential
West	T5	Undeveloped Vacant Land

30 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone call against this request.

ANALYSIS

Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

Land use compatibility.

The property is currently used as a church.

Sufficient site size and adequate site specifications to accommodate the proposed use.

The site is adequately sized to accommodate the proposed addition.

Proper use of mitigative techniques.

None proposed

Hazardous waste.

No hazardous wastes or materials would be generated, used or stored at the site.

Compliance with applicable laws and ordinances.

Building the proposed addition will require building permits and inspections

REQUIRED CONDITIONS

1. A letter from the adjacent property owner to the west verifying that grading and drainage construction activities can be performed on their eastern property line.

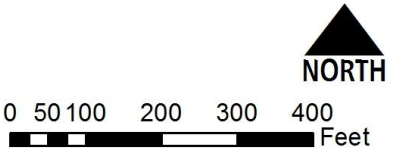
All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

Attachment 1
CU 14-06 Aerial

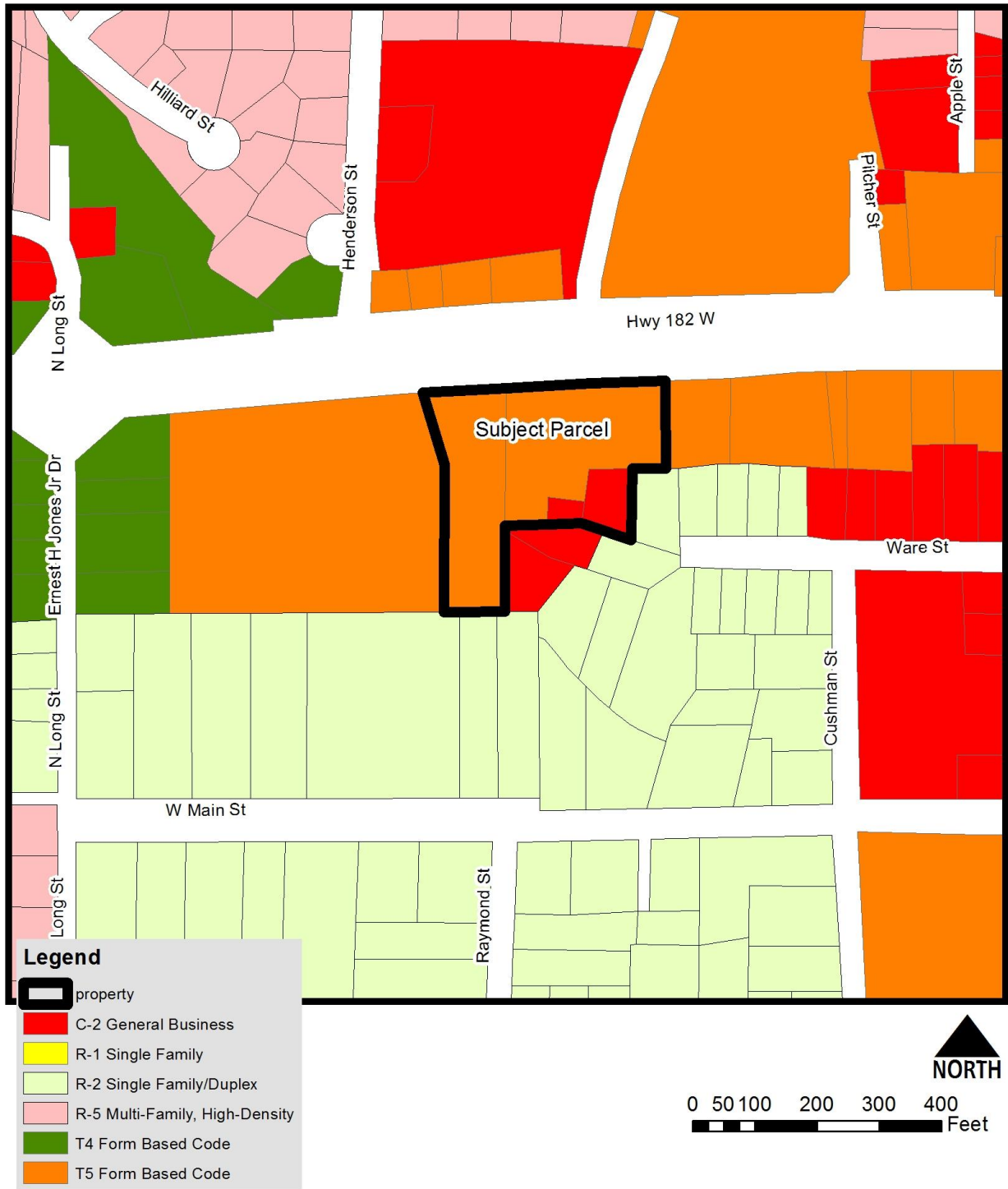


Legend

 property



Attachment 2
CU 14-06 Zoning

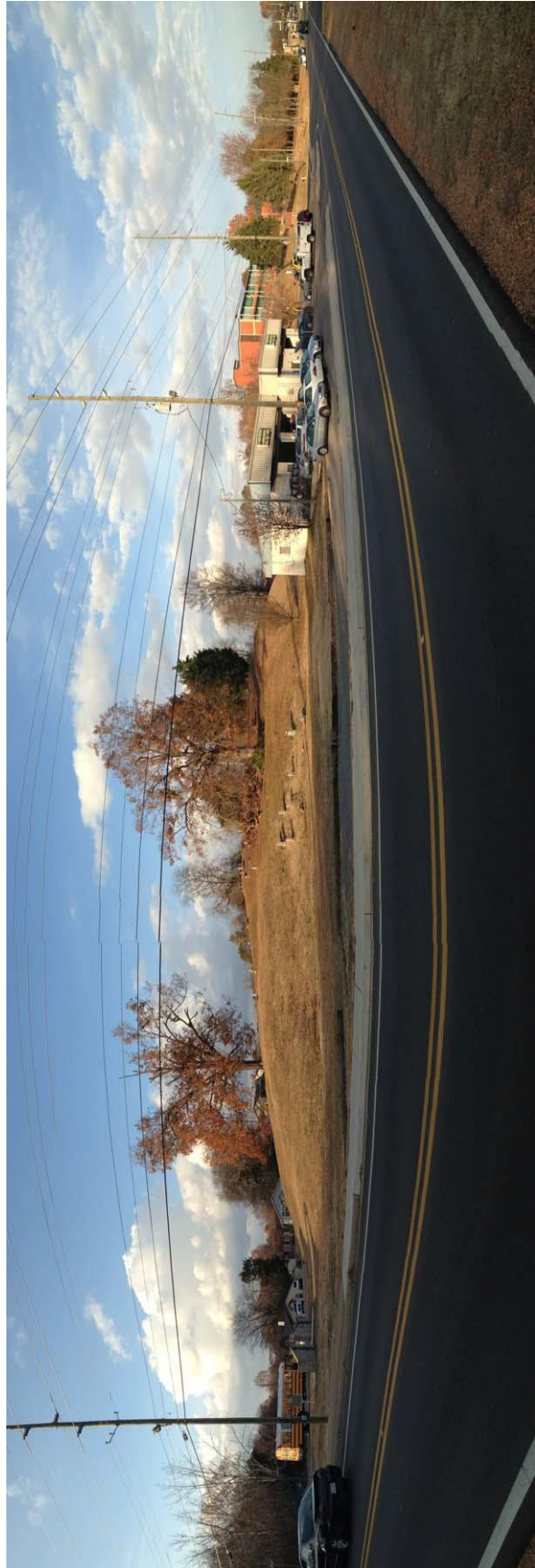


Attachment 3



View looking South from HWY 182

Attachment 4



View looking north across HWY 182

Attachment 5



View looking southwest at property to the west

Attachment 6



View looking south at property to the east

Attachment 7



View looking north at property located south of the Subject Property

Attachment 8



PRITCHARD
ENGINEERING

THE CITY OF STARKVILLE
DEVELOPMENT REVIEW COMMITTEE
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

COMMITTEE MEMBER COMMENTS

TO: Pritchard Engineering
FROM: Daniel Havelin, City Planner, City of Starkville
SUBJECT: **PR 14-32** Peter's Rock Church of God In Christ, Site Plan Review, 223 Dr Martin Luther King Jr. Dr., zoned T-5, Ward 7, Renovation and Addition, Applicant: Pritchard Engineering Inc. on the behalf of Peter's Rock Church
DATE: November 20, 2014

The following information is provided to assist you in expediting your plan approval process. These comments are from the Development Review Committee, which represent the various City Departments and area utility providers that are involved in the review of your plans.

Community Development/Planning: Daniel Havelin, City Planner
662) 323-2525, ext. 136 d.havelin@cityofstarkville.org

- Landscape Architect will have drawings to me Monday. I will communicate with Architect and Landscape Architect on design comments.

Atmos Energy: Wade Shultice, Project Specialist
662-323-2742 wade.shultice@atmosenergy.com

AT&T: Dean Goodman, Manager OSP Planning & Engineering Design
662-329-1962 662-327-8320 cg5876@att.com

Community Development Department/Development: Joyner Williams, Building Official/ADA Coordinator 662-323-8012, ext. 132 jo.williams@cityofstarkville.org

- Engineer will supply ADA connector between sidewalk and building
- Engineer will communicate with MDOT about their sidewalk standards.

Community Development Department/Engineering Division: Edward Kemp, PE, City Engineer
662-323-2525, ext. 111 e.kemp@cityofstarkville.org

1. For the 100-year event, provide the water surface elevation (i.e. 0.61' + elevation = final elevation).
2. Provide storage vs. elevation vs. outflow relationship (e.g. page 7-8) for the 10-year event. It is currently only provided for the 2-year event.
3. 12" freeboard should be measured from the top of the 10-year water surface elevation (i.e. 10-year elevation + 12"). The freeboard should also be able to convey the 100-year event through the spillway without over-topping the levee.
4. Provide note on grading plans indicating that safe velocities & capacities of downstream channels and streams are not exceeded by proposed stormwater runoff.

- Provide letter from property owner to the west for permission to do work on their property

~~**Fire Department:** Stein A McMullen, Fire Marshall
662 323 1212 ext. 12 smcmullen@cityofstarkville.org~~

Fire Department: Mark McCurdy, Fire Marshall

662-323-1212 ext. 21 mmccurdy@cityofstarkville.org

1. Min. turning radius is 28' , fire truck shall be able to make turns entering and exiting parking lot. Roll over curbs may be required.
2. FDC shall be located within 100' of fire hydrant. There are two currently installed fire hydrants that are in close proximity, show distance.

MetroCast: Mitch Douglas, Plant Manager

662-323-1615, ext. 17 mdouglas@metrocast.com

MetroCast: Doug Keel,

662-259-3221, douglas.keel@metrocast.com

Police Department: Mark Ballard, Patrol Division Commander

662-323-4131 mballard@cityofstarkville.org

Public Services Department: Andrew Nagel

662-323-2525 a.nagel@cityofstarkville.org

- The proposed water tie in is on a 2 inch line. This will not work for fire protection. There is a 6 inch water main in front of the activity center that can be tied into.
- The sewer main running under the parking lot will need to have a 10 foot easement.

Sanitation & Environmental Services Department: Emma Gandy

662-323-2652 sanitation@cityofstarkville.org

- See Landscape Ordinance for dumpster screening requirements
- Hold Harmless agreement required

Starkville Electric Department: Jason Horner, System Engineer

662-323-3133, ext. 114 jasonh@starkvilleelectric.com

- Coordinate service connections with SED
- 30' Power easement is required

~~**4-County Electric Power:** Bill Caldwell~~

~~662-324-4300 — CaldwellB@4county.org~~

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: Shelton Jones, Applicant
SUBJECT: CU 14-07: Request for Conditional Use to allow a 2000 sqft addition to Starkville High School Cafeteria located at 603 Yellow Jacket Drive.
DATE: December 9, 2014

The purpose of this report is to provide information regarding the request by Shelton Jones on behalf of Starkville School District for a Conditional Use for an addition to the existing high school cafeteria located at 603 Yellow Jacket Drive. Please see attachments 1-8.

BACKGROUND INFORMATION

The proposed expansion is to the southwest side of the existing cafeteria. The new addition will serve as additional seating for the expected increase in student population with the consolidation. The applicants have already attended one Development Review Committee meeting to seek input from city staff and utility companies. Final site plans have been submitted as of this date.

Scale and intensity of use.

The size of the proposed building addition is shown to be +/-2,000 sqft.

On- or off-site improvement needs.

There are no off-site improvements being proposed

On-site amenities proposed to enhance the site.

No amenities are being proposed by the applicant for the site.

Site issues.

There are no known site issues regarding the intended use of the site.

The table below provides the zoning and land uses adjacent to the subject property:

Direction	Zoning	Current Use
North	C2	Commercial Property and Multifamily
East	R1 and R3A	Currently Under Development and Single Family Residential
South	C1, C2 and R6	Commercial Property and Future Multifamily
West	R1 and C2	Church and Commercial Property

19 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone call against this request.

ANALYSIS

Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

Land use compatibility.

The property is currently used as a school.

Sufficient site size and adequate site specifications to accommodate the proposed use.

The site is adequately sized to accommodate the proposed addition.

Proper use of mitigative techniques.

None proposed

Hazardous waste.

No hazardous wastes or materials would be generated, used or stored at the site.

Compliance with applicable laws and ordinances.

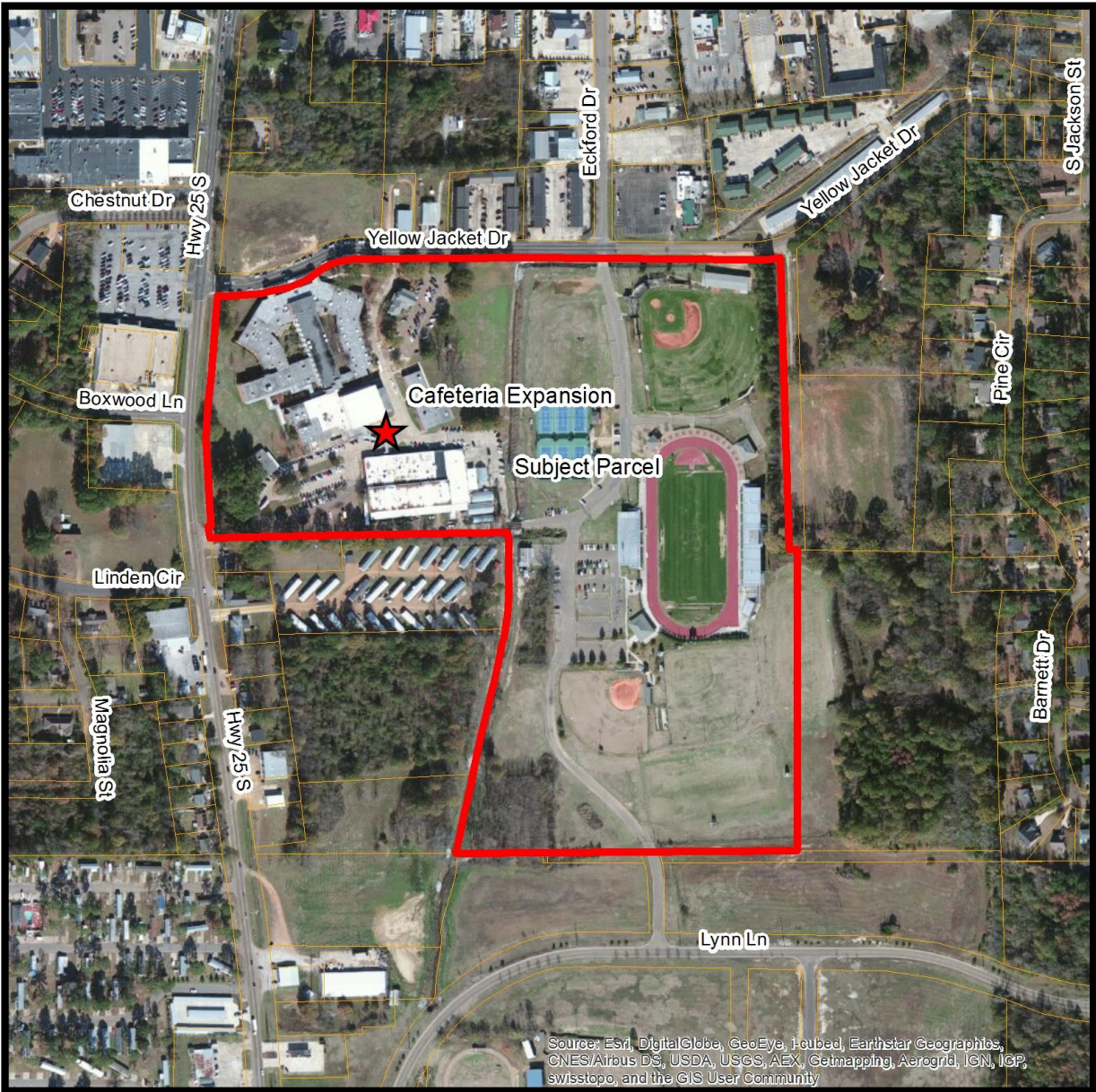
Building the proposed addition will require building permits and inspections.

REQUIRED CONDITIONS

1. A building permit shall be obtained prior to any construction activities.

All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

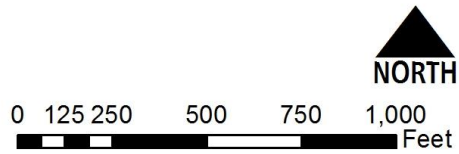
Attachment 1
CU 14-07 Aerial



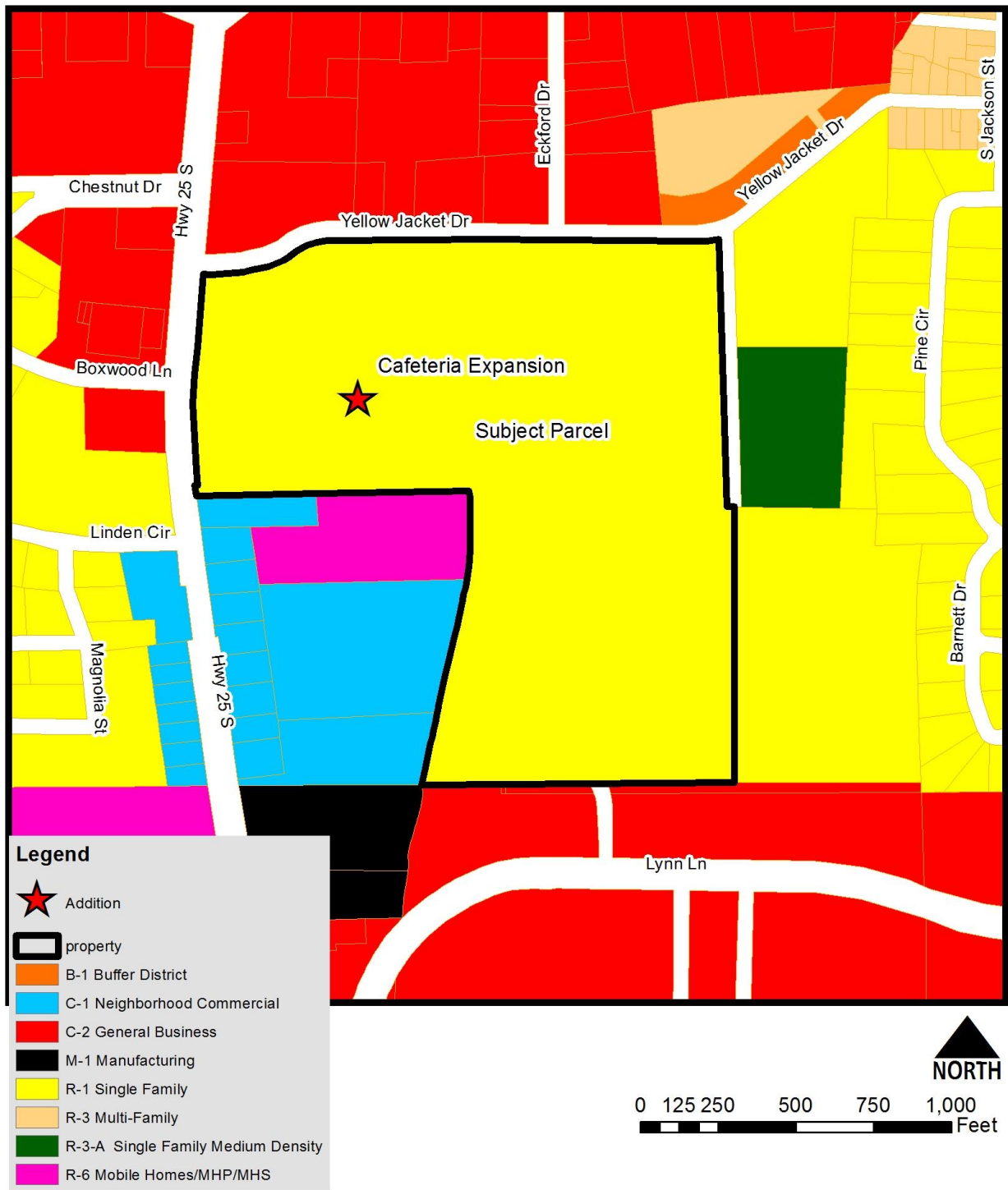
Legend

★ Addition

▭ property



Attachment 2
CU 14-07 Zoning



Attachment 3



View looking west at proposed expansion site

Attachment 4



View looking north at proposed expansion site

Attachment 5

L E G N O

EXISTING CONCRETE PAVING TO BE REMOVED
EXISTING CHAIN LINK FENCING & CHAIN LINK GATES TO BE REMOVED
EXISTING SPOT ELEVATION

DEMOLITION NOTES

1 REMOVE EXISTING METAL WINDOWS-
BASE 510.

2 REMOVE EXISTING METAL WINDOWS
IF ADD ALTERNATE NO. 1 IS
SPECIFICATIONS

3 SAY CUT & REMOVE EXISTING CONCRETE
CURB.



PART B

CAPETERIA ADDITION AND WINDON
REPLACEMENT AT CYNABOSUM
STARKVILLE HIGH SCHOOL
STARKVILLE SCHOOL DISTRICT
MISSISSIPPI

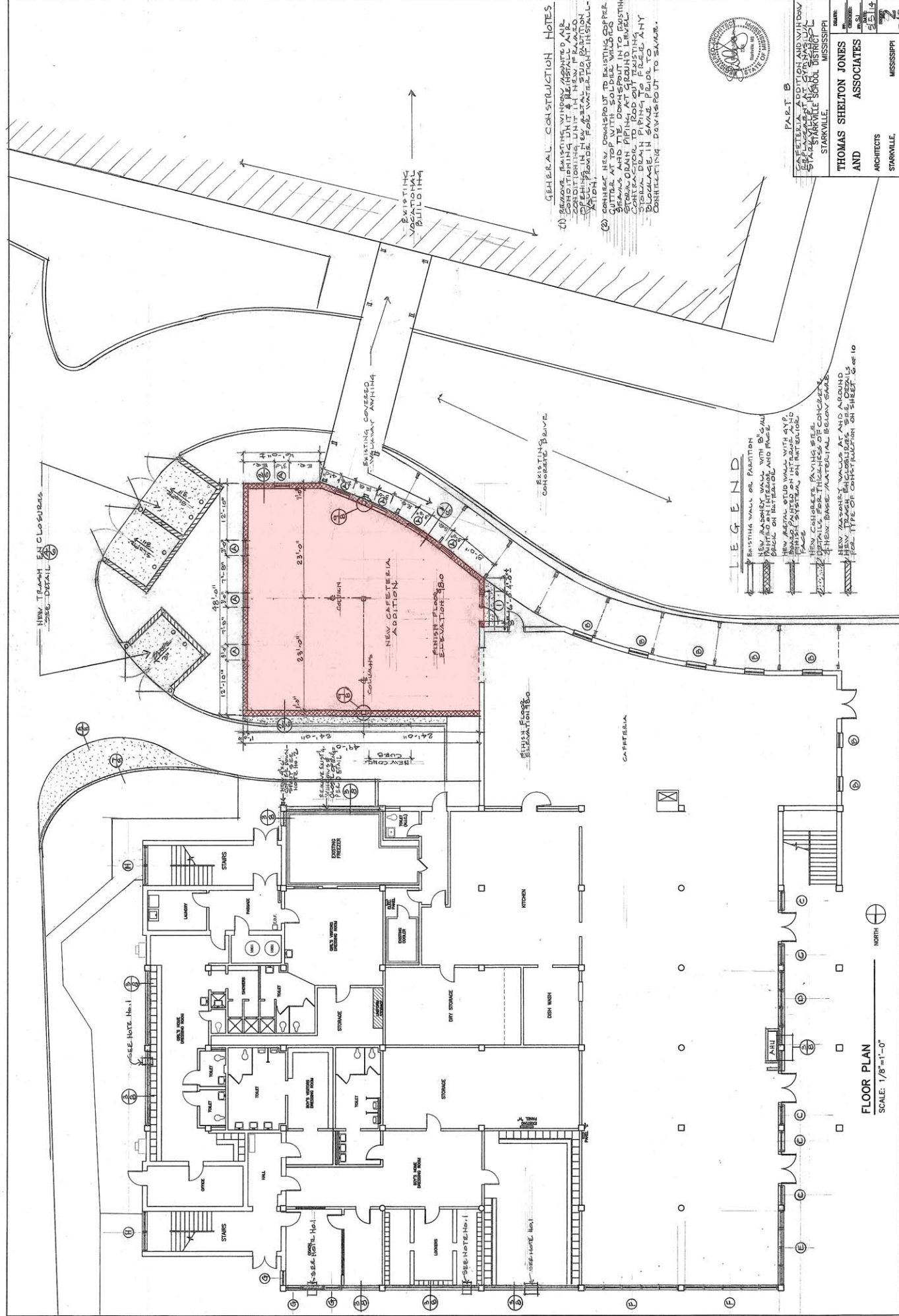
THOMAS SHELTON JONES
AND ASSOCIATES

ARCHITECTS
TARKVILLE,
MISSISSIPPI

EXISTING SITE &
FLOOR PLAN

SCALE: 1/8"=1'-0"

Earth



GENERAL CONSTRUCTION NOTES

(1) REMOVE EXISTING WINDOW AIR CONDITIONING UNIT & REINSTALL AIR CONDITIONING UNIT IN NEW LOCATION. OPENING IN NEW RETAIL STUD PARTITION SHALL BE MADE FOR WATER TIGHT INSTALLATION.

(2) COLLECT NEW DOWNSPUT TO EXISTING COPPER GUTTER AT TOP WITH SOLID BRASS BRASS AND PIPING DOWN TO EXISTING CONTRACTOR TO ROOF OUT EXISTING DRAIN PIPING TO EXISTING DRAINAGE SYSTEM. PIPING TO BE CONNECTED DOWNSPUT TO SAME.

LEGEND

- EXISTING WALL OR PARTITION
- NEW PARTITION WALL WITH 5/8" WALL PARTITION ON INTERIOR
- NEW RETAIL STUD WALL WITH 5/8" WALL PARTITION ON INTERIOR
- NEW CONCRETE PAVING WITH 4" CONC. ON EXISTING CONC. BELOW
- NEW CONCRETE PAVING WITH 4" CONC. ON EXISTING CONC. BELOW
- NEW TRASH ENCLOSURE
- NEW TRASH ENCLOSURE

PART B

CASEY & ASSOCIATES, INC.
ARCHITECTS
STARKVILLE, MISSISSIPPI

THOMAS SHELTON JONES AND ASSOCIATES
ARCHITECTS
STARKVILLE, MISSISSIPPI

Proposed Expansion

HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE
DEVELOPMENT REVIEW COMMITTEE
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

COMMITTEE MEMBER COMMENTS

TO: Shelton Jones
FROM: Daniel Havelin, City Planner, City of Starkville
SUBJECT: **PR 14-34** Cafeteria Addition to Starkville High School, Site Plan Review, 603 Yellow Jacket Drive, Zoned R-1, Ward 7, 2000 sqft Addition to Cafeteria for added seating capacity, Applicant: Shelton Jones on the behalf of Starkville School District
DATE: November 20, 2014

The following information is provided to assist you in expediting your plan approval process. These comments are from the Development Review Committee, which represent the various City Departments and area utility providers that are involved in the review of your plans.

Community Development/Planning: Daniel Havelin, City Planner
(662) 323-2525, ext. 136 d.havelin@cityofstarkville.org

- If legal description and public hearing application is complete no later than 9 am Friday the 21st, The conditional use will go before the Planning and Zoning Board on the 9th of December. It will then proceed to the Board of Aldermen on December 16th.

Atmos Energy: Wade Shultice, Project Specialist
662-323-2742 wade.shultice@atmosenergy.com

AT&T: Dean Goodman, Manager OSP Planning & Engineering Design
662-329-1962 662-327-8320 cg5876@att.com

Community Development Department/Development: Joyner Williams, Building Official/ADA Coordinator 662-323-8012, ext. 132 jo.williams@cityofstarkville.org

- This site does fall in the Sidewalk Zone and sidewalks are required from property line to property line. A hardship letter listing the proposed cost of sidewalks (from property line to property line on both streets) and a proposed cost of the addition. If the cost of the sidewalks exceeds 10% of the cost of the addition, a hardship maybe granted.

Community Development Department/Engineering Division: Edward Kemp, PE, City Engineer
662-323-2525, ext. 111 e.kemp@cityofstarkville.org

- No Issues

~~**Fire Department:** Stein A McMullen, Fire Marshall
662-323-1212 ext. 12 smcmullen@cityofstarkville.org~~

Fire Department: Mark McCurdy, Fire Marshall
662-323-1212 ext. 21 mmccurdy@cityofstarkville.org

1. Show hydrant and new FDC locations, building will be required to be sprinklered.

- Show hydrant location on site plan

MetroCast: Mitch Douglas, Plant Manager
662-323-1615, ext. 17 mdouglas@metrocast.com

MetroCast: Doug Keel,
662-259-3221, douglas.keel@metrocast.com

Police Department: Mark Ballard, Patrol Division Commander
662-323-4131 mballard@cityofstarkville.org

Public Services Department: Andrew Nagel
662-323-2525 a.nagel@cityofstarkville.org

1. The proposed water tie in is on a 2 inch line. This will not work for fire protection. There is a 6 inch water main in front of the activity center that can be tied into.
2. The sewer main running under the parking lot will need to have a 10 foot easement.

- No Issues

Sanitation & Environmental Services Department: Emma Gandy
662-323-2652 sanitation@cityofstarkville.org

- No Issues

Starkville Electric Department: Jason Horner, System Engineer
662-323-3133, ext. 114 jasonh@starkvilleelectric.com

- No Issues

~~**4-County Electric Power:** Bill Caldwell
662-324-4300 CaldwellB@4county.org~~

THOMAS SHELTON JONES & ASSOCIATES
P.O. DRAWER 1346 STARKVILLE, MISSISSIPPI 39760
TELEPHONE 662-323-3762

ARCHITECT

T. SHELTON JONES, Jr.

FAX NUMBER

662-323-3763

November 26, 2014

Mr. Joyner Williams
Building Official
Community Development Department
City of Starkville
101 E. Lampkin Street
Starkville, MS 39759

RE: Cafeteria Addition to
Starkville High School
Starkville School District
Starkville, MS

Dear Mr. Williams:

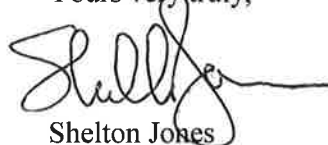
This letter is written to request a hardship be granted to the Starkville School District for the above referenced project as to the installation of sidewalks from property line to property line at the Starkville High School Campus at 603 Yellow Jacket Drive.

The Project cost for the 2,000 square foot cafeteria addition is \$477,000.00 which includes Architect's Fees and a small contingency, our estimated cost to construct new sidewalks from property line to property line on Yellow Jacket Drive and Highway 25 is \$112,000.00. The cost to construct new sidewalks to meet the current sidewalk ordinance would be in excess of 23% of the cost of the proposed cafeteria addition to the high school.

Please find attached a copy of the cost estimate for new sidewalks, along with a drawing showing locations where sidewalks are required from property corner to property corner.

Thank you for your prompt response to this request . If you have any questions in regard to this matter, please contact our office.

Yours very truly,



Shelton Jones

cc: Dr. Lewis Holloway w/ enclosures

COST ESTIMATE

SHEET 1 OF 1

PROJECT:

NEW CONCRETE SIDE WALK AT NORTH & WEST PROPERTY LINES FROM CORNER TO CORNER AT STARKVILLE HIGH SCHOOL CAMPUS

THOMAS SHELTON JONES AND ASSOCIATES

() FINAL (X) PRELIMINARY

POST OFFICE DRAWER 1346

STARKVILLE, MISSISSIPPI

DATE: 11-20-2014

Item & Description	Quantity	Unit of Measure	Material Unit Cost	Labor & Equipment Unit Cost	Mat. & Labor Unit Cost	Total Cost
SITE GRADING	13,500	S.F.		.35	.35	4,725.00
SOIL FILL & COMPACTION	13,500	S.F.		.50	.50	6,750.00
CONC. BOX CULVERTS						—
4' X 4' X 12' LONG	12	L.F.	200.00	300.00	500.00	6,000.00
16' W X 10' H X 12' LONG	12	L.F.	400.00	600.00	1,000.00	12,000.00
5' WIDE CONCRETE SIDE WALKS WITH 8" TURN DOWN						—
EACH SIDE	6700	S.F.	3.55	2.10	5.65	37,855.00
5' WIDE CONCRETE SIDE WALKS WITH 8" TURN DOWN						—
START SIDE & DITCH TURN DOWN DITCH SIDE	1200	S.F.	4.60	5.25	9.85	11,820.00
GUARD RAILING AT DITCH SIDE OF 5' WALKS ADJACENT TO DITCH PARALLEL TO YELLOW JACKET DRIVE						—
42" HIGH PIPE RAILING	250	L.F.	54.10	11.25	65.35	16,337.50
FINISH GRADING & GRASSING @ EDGES OF NEW WALKS	1465	L.F.	.75	1.20	1.95	2,856.75
SUB TOTAL						87,706.25
CONTRACTORS OVERTIME	6	%				5,262.38
CONTRACTORS PROFIT	4	%				3,508.25
SUB TOTAL						96,476.88
SALES TAX & BOND	5.5	% (3.5% SALES TAX 2% BOND)				5,306.21
ESTIMATED CONSTRUCTION COST NEW SIDEWALKS						101,783.11
ARCHITECTS & ENGINEERS FEE 6% OF CONSTRUCTION						6,107.00
QUALITY CONTROL (SOIL & CONCRETE TESTING)						2,000.00
CONTINGENCY 2% OF CONSTRUCTION COST						2,035.66
TOTAL ESTIMATED PROJECT COST						\$ 111,925.77